

LINCOLN, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

| <div>TARGET GROUPS & HOUSING TYPES</div> | <div>Lincoln Lancaster</div> | Program #7 | Program #8 | Program #9 |
|--|------------------------------|--|---|--|
| | | Housing Activity - Purpose-Location-Affordable Senior Housing Program for older adults with SMI, Project #B. Northwestern neighborhood sponsorship, with local Services Provider ownership and management. 12 to16 units, one bedroom units. | Housing Activity - Purpose-Location-Affordable Transitional Living Facility, with permanent living units, to allow for respite, as well as short- and long term transitional living to permanency. Estimated 24 to 40 one-, two- and three-bedroom units, two to three sites. | Housing Activity - Purpose-Location-Mixed Population, Mixed Income Rental Program, consisting of varied rental types for independent living, up to 20 percent of development(s) for persons with SMI. SMI units managed on lease, or owned by local Services Providers. Estimated 50 to 70 units, up to three sites, one- and two-bedroom units. |
| 19-21 Years (0%-50% AMI) | | | | |
| Crisis/Respite Care/Emergency Shelter Beds | 18 | | | |
| Group Residential Beds | 34 | Potential-Coordination- | Potential-Coordination- | Potential-Coordination- |
| Residential Units | 72 | Community Mental Health Center, Lincoln Housing Authority. | CenterPointe, Cornhusker Place, Community Mental Health Center. | CenterPointe, Lincoln Housing Authority. |
| SUBTOTALS (UNITS/BEDS) | 124 | | | |
| 22+ Years (0%-30% AMI) | | | | |
| Crisis/Respite Care/Emergency Shelter Beds | 26 | Possible Funding Sources- | Possible Funding Sources- | Possible Funding Sources- |
| Group Residential Beds | 80 | HUD Section 202, Nebraska Affordable Housing Trust Funds, HOME Funds, Community Development Block Grant Funds. | Low Income Housing Tax Credits, Conventional Financing, Tax Increment Financing, Nebraska Homeless Assistance Funds, HOME Funds, Midwest Housing Equity Funds. | Low Income Housing Tax Credits, Nebraska Affordable Housing Trust Funds, HOME Funds, Tax Increment Financing, Conventional Financing, Midwest Housing Equity Funds. |
| Residential Units | 363 | | | |
| SUBTOTALS (UNITS/BEDS) | 469 | | | |
| TOTALS (UNITS/BEDS) | 593 | | | |
| EST. DEVELOPMENT OPERATING COSTS | | | | |
| 1. Housing Capacity Building Costs | \$9,000 | ---- | ---- | ---- |
| 2. Est. Land Requirements | 72.45 Acres | 1.7 Acres | 4.2 Acres | 7.8 Acres |
| 3. Est. Development Costs | \$48,190,000 | \$1,232,000 | \$3,600,000 | \$6,300,000 |
| 4. Est. Annual Operating Expenses | \$3,253,700 | \$87,800 | \$219,500 | \$385,000 |
| 5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY | \$6,562,817 | \$177,200 | \$443,000 | \$776,000 |
| 6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI | \$3,177,650 | \$86,000 | \$215,000 | \$380,000 |

Source: Hanna:Keelan Associates, P.C., 2004